



THE
A-TEAM

**RE/MAX
FIRST**

2727 28 Avenue #226, Calgary T2B0L4

MLS®#: **A2178984**

Area: **Dover**

Listing Date: **11/13/24**

List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **700**
Low Sqft:
Ttl Sqft: **700**

DOM

20

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Concrete,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`10" x 11`5"	Bedroom	Main	10`3" x 11`7"
4pc Bathroom	Main	8`0" x 4`11"	Dining Room	Main	11`9" x 5`10"
Kitchen	Main	8`1" x 7`11"	Living Room	Main	9`11" x 11`9"
Laundry	Main	8`4" x 4`8"			

Legal/Tax/Financial

Condo Fee:
\$451

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0912977**

Remarks

Pub Rmks: **(OPEN HOUSE SUNDAY NOV 17 2-4PM) Discover your ideal living space in the heart of Dover! This charming 2-bedroom, 1-bath apartment offers a modern and comfortable living experience, perfect for individuals or small families. Cook and entertain in style with a contemporary kitchen featuring a black granite counter top, high raised bar and stainless steel appliances, including a NEW DISHWASHER and NEW Light fixtures. Enjoy the spacious living room adorned with large windows that invite plenty of natural light, creating a warm and inviting atmosphere. A small desk area in the living room provides a convenient spot for those who work from home, leading out to your private balcony with a tranquil COURTYARD VIEW. The apartment boasts NEW WALL PAINT AND NEW FLOORING all over the unit ensuring a fresh and modern feel throughout. Take advantage of HEATED UNDERGROUND parking and assigned storage few steps from the elevator for your convenience. Just 8 minutes from downtown Calgary, offering easy access to work and entertainment. Highly accessible with public transportation options nearby, making commuting a breeze. This PROFESSIONALLY CLEANED and MOVE-IN READY apartment is waiting for you! Don't miss your chance to call this lovely space your home. Schedule a viewing today!**

Inclusions: **none**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









